133.0	0006	0004.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	790,000 / 790,000
					USE VALUE:	790,000 / 790,000
					ASSESSED:	790,000 / 790,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
135		GLOUCESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEMAN STEVEN & TOMOKO
Owner 2:	
Owner 3:	
Street 1:	135 GLOUCESTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KING MARYANNE B/JULIE M -
Owner 2:	-
Street 1:	135 GLOUCESTER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,832 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Wood Shingle Exterior and 1492 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5832.000	253,900	600	535,500	790,000
Total Card	0.134	253,900	600	535,500	790,000
Total Parcel	0.134	253,900	600	535,500	790,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 529.49 | /Parcel: 529.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 85605

GIS Ref

GIS Ref

Insp Date 12/01/17

!10379!

PREVIOUS ASSESSMENT

Parcel ID: 133.0-0006-0004.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	253,900	600	5,832.	535,500	790,000	790,000	Year End Roll	12/18/2019
2019	101	FV	201,600	600	5,832.	565,200	767,400	767,400	Year End Roll	1/3/2019
2018	101	FV	201,400	0	5,832.	416,500	617,900	617,900	Year End Roll	12/20/2017
2017	101	FV	201,400	0	5,832.	398,600	600,000	600,000	Year End Roll	1/3/2017
2016	101	FV	201,400	0	5,832.	368,900	570,300	570,300	Year End	1/4/2016
2015	101	FV	196,500	0	5,832.	309,400	505,900	505,900	Year End Roll	12/11/2014
2014	101	FV	196,500	0	5,832.	302,200	498,700	498,700	Year End Roll	12/16/2013
2013	101	FV	196,500	0	5,832.	288,000	484,500	484,500		12/13/2012

PRINT

Date	Time
12/11/20	00:41:24

LAST REV

Date	Time
03/22/18	12:44:26

apro

10379

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KING MARYANNE B	66506-542		12/10/2015		579,900	No	No		
KING MARYANNE B	53238-336		7/21/2009	Family	99	No	No		
KING CHARLES B	53238-333		7/21/2009	Family	100	No	No		
	9391-476		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2017	MEAS&NOTICE	HS	Hanne S
11/24/2008	Meas/Inspect	163	PATRIOT
12/10/1999	Inspected	264	PATRIOT
11/18/1999	Mailer Sent		
11/4/1999	Measured	264	PATRIOT
8/12/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	85605
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5832		Sq. Ft.	Site		0	90.	1.02	10									535,467						535,500	

Total AC/HA: 0.13388 | Total SF/SM: 5832 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 535,467 | Spl Credit | Total: 535,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	168.733
Other Features:	80824
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	368029
Depreciation:	114089
Depreciated Total:	253940

COMMENTS

OF=SINK IN BMT, PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 2		Baths: 1				HB 1			

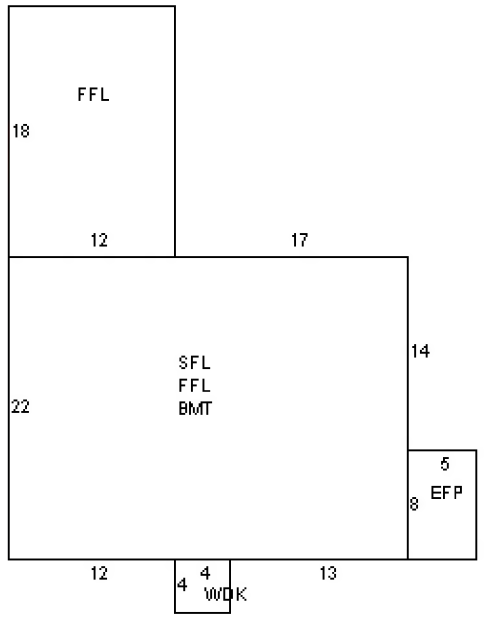
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	168.73
Special Features:	0	Val/Su Net:	116.15
Final Total:	253900	Val/Su SzAd	170.17

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	854	168.730	144,098
BMT	Basement	638	50.620	32,296
SFL	Second Floor	638	168.730	107,652
EFP	Enclos Porch	40	72.590	2,904
WDK	Deck	16	16.000	256

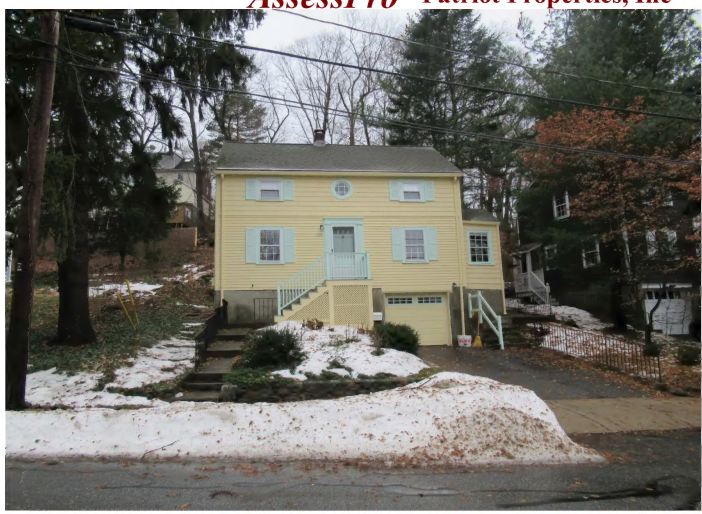
Net Sketched Area:	2,186			Total:	287,206
Size Ad	1492	Gross Are	2186	FinArea	1492

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

133.0-0006-0004.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X12	A	AV	2000	4.85	T	15.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600